

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 3 (Protection Methodology), 4 (Scaffolding methodology and specification) and 5 (Materials) attached to Listed Building Consent 144597/LO/2025.

Location:

John Rylands Library 148 - 158 Deansgate Manchester M3 3EH

Application reference:

CDN/26/0317

Applicant:

Mr Stuart Lockwood The University of Manchester

Date of application:

02 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Protection Methodology

The following information has been submitted in respect of this planning condition:

- Method Statement – Temporary Protection of Historic Leaded Windows John Rylands Library (Prepared by H.H. Smith)
- Discharge of Conditions Tracker (Prepared by Donald Insall Associates; Dated 03/03/2026)

All received by the City Council as Local Planning Authority on 02/04/2026.

The submitted information is acceptable in relation to condition 3 only. To fully comply with the requirements of the condition, the approved measures shall be adhered to for the duration of the construction phase of the development.

Condition 3 is now discharged on this basis.

Scaffold

The following information has been submitted in respect of this planning condition:

- Revision B: Supporting Calculations (Prepared by BDS Scaffold Design Specialists; Dated 15/01/2025)
- Revision B: Supporting Calculations (Prepared by BDS Scaffold Design Specialists; Dated 22/01/2026)
- CO002-11371-2-Rev-B: Freestanding Temporary Roof
- CO002-11731-1-Rev-B: Freestanding Temporary Roof
- Discharge of Conditions Tracker (Prepared by Donald Insall Associates; Dated 03/03/2026)

All received by the City Council as Local Planning Authority on 02/04/2026.

The submitted information is acceptable in relation to condition 4 only. To fully comply with the requirements of the condition, the approved measures shall be adhered to for the duration of the construction phase of the development.

Condition 4 is now discharged on this basis.

Materials

The following information has been submitted in respect of this planning condition:

- Discharge of Conditions Tracker (Prepared by Donald Insall Associates; Dated 03/03/2026)
- Material sample (As inspected on site on 05/05/2026)

Received by the City Council as Local Planning Authority on 02/04/2026, unless specified otherwise.

The submitted information is acceptable in relation to condition 5 only. To fully comply with the requirements of the condition, the approved measures shall be implemented as part of the development and then be retained and maintained for its lifetime thereafter.

Condition 5 is now discharged on this basis.

Date: 26 May 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.